

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF BOSTON PLAZA HOTEL ASSOCIATES
AS REDEVELOPER OF HADASSAH/CHARLES SUB-PARCEL OF PARCEL 1
AND AUTHORIZATION TO SIGN A LAND DISPOSITION AGREEMENT

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has tentatively designated Boston Plaza Hotel Associates (BPHA) as Redeveloper of the Hadassah/Charles Sub-Parcel in the Park Plaza Urban Renewal Area, as approved by the Authority on December 17, 1981;

WHEREAS, the Authority is cognizant of the restriction on land use set forth in the Park Plaza Urban Renewal Plan; and

WHEREAS, the Authority has determined that the plans for the development of said Parcel by BPHA, as submitted and reviewed by the Authority's staff, conform to the Park Plaza Urban Renewal Plan, as amended; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Plaza Hotel Associates be and hereby is finally designated as Redeveloper of the Hadassah/Charles Sub-Parcel of Parcel 1 in the Park Plaza Urban Renewal Area.
2. That it is hereby determined that BPHA possesses the requisite qualifications and financial resources to develop the Hadassah/Charles Sub-Parcel of Parcel 1 in accordance with the Park Plaza Urban Renewal Plan.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That the proposed development by BPHA of the Hadassah/Charles Sub-Parcel of Parcel 1 in the Park Plaza Urban Renewal Area conforms in all respects with said Urban Renewal Plan, as amended.
5. That the Director be and hereby is authorized, for and in behalf of the Authority, to execute a Land Disposition Agreement and Deed conveying the parcels, taken by the Authority on August 28, 1981 and January 13, 1982 respectively, said Agreement and Deed to be in the Authority's usual form including such items and conditions in this development as the Director deems appropriate.

MARCH 4, 1982

PARK PLAZA URBAN RENEWAL PROJECT

Since the tentative designation, BPHA has taken full possession of the last two parcels. The parcels acquired by the Authority will be conveyed subject to the adoption of this final designation.

Effective March 1, the last tenant, the Mousetrap Lounge, has moved out, leaving the site totally vacant. Demolition of the existing buildings will start March 4 and will continue for a month with construction scheduled to start in early April and to be completed two years later.

In terms of financing the project, BPHA has a commitment for construction and permanent financing from the Equitable Life Assurance Society of America.

It is, therefore, recommended that the Authority adopt the attached Resolution designating Boston Plaza Hotel Associates as the redeveloper of the Hadassah/Charles Sub-parcel of Parcel 1 in the Park Plaza Urban Renewal Area, and authorize the Director to execute a Land Disposition Agreement and Deed to BPHA.

MEMORANDUM

MARCH 4, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

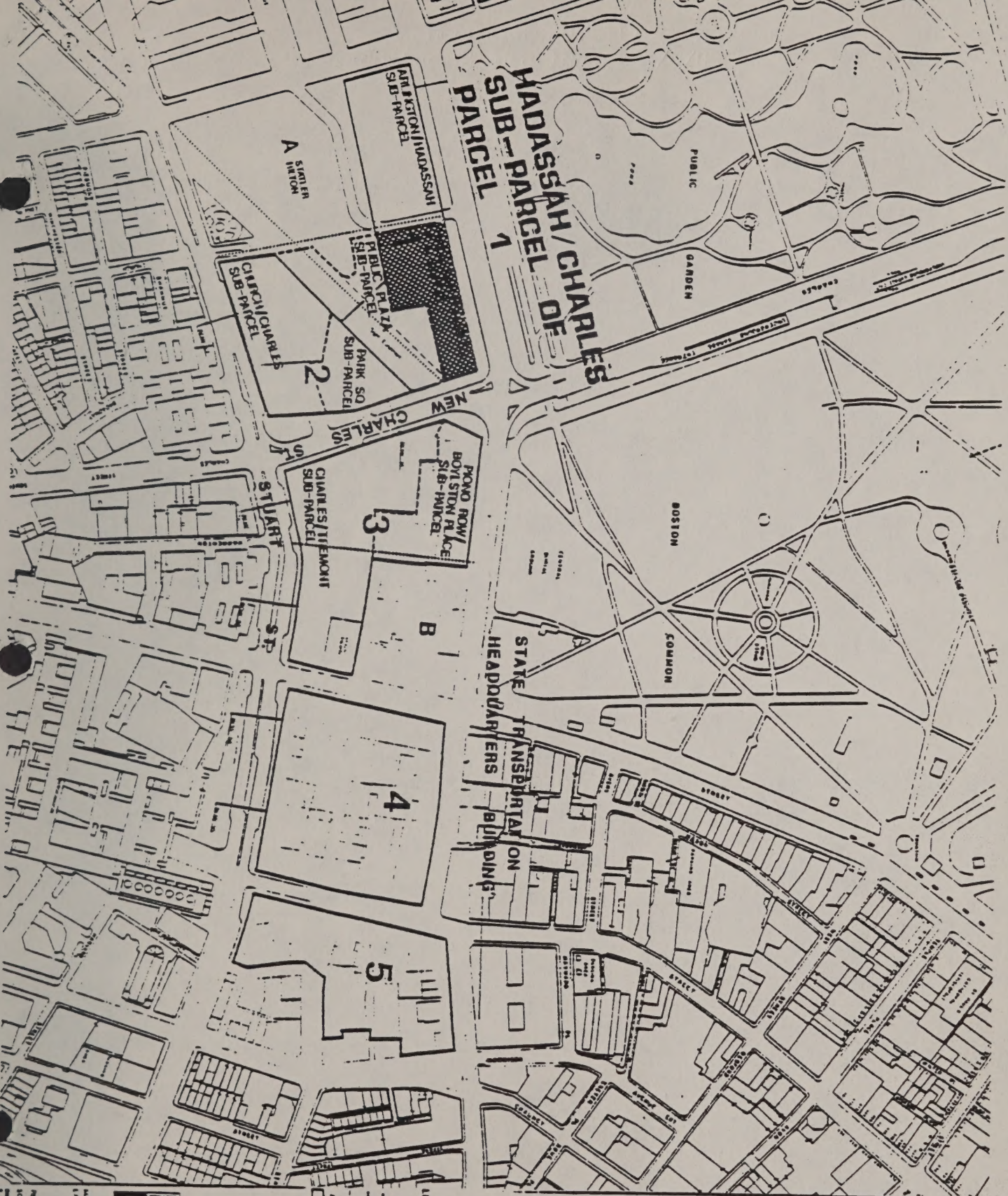
SUBJECT: PARK PLAZA URBAN RENEWAL PROJECT - FINAL DESIGNATION OF
BOSTON PLAZA HOTEL ASSOCIATES AS REDEVELOPER OF
HADASSAH/CHARLES SUB-PARCEL OF PARCEL 1

On December 17, 1981, the Authority tentatively designated Boston Plaza Hotel Associates (BPHA) as the redeveloper of the Hadassah/Charles Sub-Parcel of Parcel 1 in the Park Plaza Urban Renewal Area. BPHA is now ready to start construction.

The development consists of 290 luxury hotel rooms, 100 residential condominium units, 220 spaces for automobile parking in a two-level basement, a restaurant, bars, meeting rooms, and a ballroom for the hotel; and a health club including a swimming pool for both hotel guest and condominium owner use. In addition, BPHA has agreed to build the approximately 20,000 square foot, first phase of the public plaza on the south side of the building on its property, to be responsible for the construction of a permanent structure on the plaza, to landscape the wall along Providence Street, and to build the sidewalks around the hotel. They have also agreed to provide an easement for public use of the plaza, as well as to maintain it.

Boston Plaza Hotel Associates is composed of Four Seasons Hotels, Limited of Toronto, Canada; Galbreath-Ruffin Corporation of New York and Columbus, Ohio; and Macomber-Boston Plaza Associates, a partnership with George Macomber, Byron Gilchrest, Anthony Pangaro, and Peter L. Freeman as partners. Four Seasons will operate the new hotel and initially manage the condominiums. They will also be a participant in the development partnership. Galbreath-Ruffin will manage the project during the construction and pre-opening phases. The partners of Macomber-Boston Plaza Associates will shortly complete their responsibilities for all the pre-construction phases and George B. H. Macomber Company will build the project for BPHA.

MADASSAH/CHARLES SUB-PARCEL 1 PARCEL



- LEGEND**
- Parcel boundaries
 - Public Square Easement
 - Other Easement
 - ROW
 - Right of Way
 - Street Lane & Easement



**Park Plaza
Urban Renewal Area**

Map No. 8
1:50,000 Scale Map

Revised

Scale 1" = 100'

Jan 30 1971
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